

**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
RESOLUTION  
PROJECT NO. R2013-00317-(4)  
ZONE CHANGE NO. 201300002**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 201300002 On July 30, 2014:

**WHEREAS**, the Regional Planning Commission finds as follows:

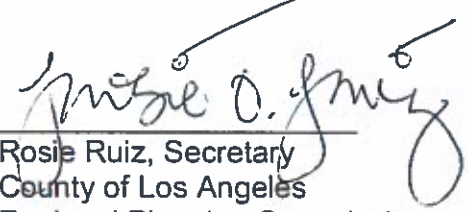
1. The project site is located at the intersection of First Avenue and Candlelight Drive in the unincorporated community of East La Mirada, Southeast Whittier Zoned District.
2. The project is a request for a new residential condominium unit development of 91 detached dwelling units and associated recreational amenities including a ½ acre community park. The project requires the following entitlements:
  - a. A Vesting Map subdivision to create 17 multi-family lots with 91 detached residential condominium units, seven private open space lots and one private street lot;
  - b. A Conditional Use Permit (CUP) for the Residential Planned Development (RPD) and Development Program (DP) zones;
  - c. A Parking Permit for reduced guest parking stall widths of eight feet.
3. The project is consistent with the General Plan, as it is consistent with the land use designation for the property and implements General Plan Goals and Policies that support urban residential infill development with a high quality of design.
4. The project complies with applicable zoning regulations and standards, as its use and design are consistent with the proposed zoning designation and other applicable standards of the Zoning Code, such as those for building height, setbacks, landscaping, parking and wall/fence heights.
5. The project proposes a detached residential land use within a predominantly detached residential family neighborhood. As such, it will cause no adverse impact on the surrounding community and will enhance the character of the surrounding area.
6. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

7. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

**RESOLVED**, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from A-1-7,000 (Light Agricultural – 7,000 Square Foot Minimum Lot Size) to RPD-8.3U-DP (Residential Planned Development – 8.3 Dwelling Units Per Acre – Development Program).
2. That the Board of Supervisors adopt the Mitigated Negative Declaration, dated July 17, 2014, certify its completion and determine that the project with modifications, will not have a significant impact upon the environment;
3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan;
4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on July 30, 2014.

  
Rosie Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

**VOTE: 3-0-0-2**

Vote by Commissioner Name:

Concurring: Valadez, Shell, Pedersen

Dissenting: None

Abstaining: None

Absent: Louie, Modugno

NP:jds  
7/30/14